001.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,900 / 934,900
					USE VALUE:	934,900 / 934,900
					ASSESSED:	934,900 / 934,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANDOW ELIZABETH R
Owner 2:	
Owner 3:	
Street 1:	5 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANDOW ELIZABETH R--ETAL -
Owner 2:	CANDOW ELIZABETH R -
Street 1:	5 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Stucco Exterior and 2787 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	474,000	4,900	456,000	934,900
Total Card	0.115	474,000	4,900	456,000	934,900
Total Parcel	0.115	474,000	4,900	456,000	934,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.42 /Parcel: 335.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 803
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!78!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	474,000	4900	5,000.	456,000	934,900		Year end	12/23/2021
2021	104	FV	451,800	4900	5,000.	456,000	912,700		Year End Roll	12/10/2020
2020	104	FV	452,000	4900	5,000.	456,000	912,900	912,900	Year End Roll	12/18/2019
2019	104	FV	349,700	4900	5,000.	484,500	839,100	839,100	Year End Roll	1/3/2019
2018	104	FV	349,700	4900	5,000.	353,400	708,000	708,000	Year End Roll	12/20/2017
2017	104	FV	327,200	4900	5,000.	307,800	639,900	639,900	Year End Roll	1/3/2017
2016	104	FV	327,200	4900	5,000.	262,200	594,300	594,300	Year End	1/4/2016
2015	104	FV	290,300	4900	5,000.	256,500	551,700	551,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:58:42

LAST REV

Date	Time
10/27/17	08:33:44
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 78

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDOW ELIZABET	1021-144		4/13/2000	Family	1	No	No	4	
	1021-144		10/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2012	890	Porch	21,297					REPAIR PORCH
6/30/2012	678	Manual	9,511					REPAIR STUCCO
4/9/2001	185	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07441390
Const Adj.:	0.98000199
Adj $ / SQ:	189.527
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686972
Depreciation:	212961
Depreciated Total:	474011

COMMENTS

SINK IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

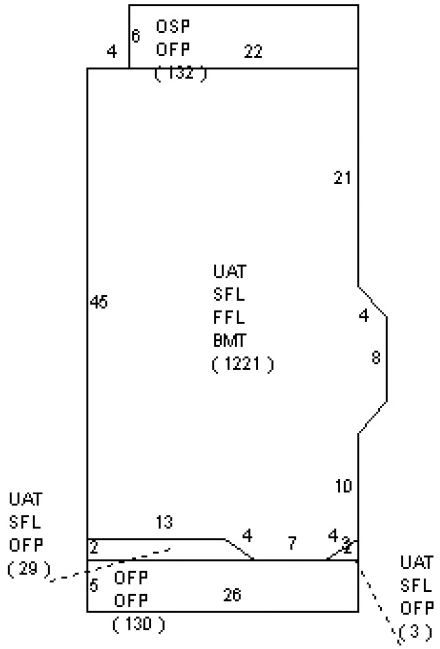
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.53
Special Features:	0	Val/Su Net:	103.86
Final Total:	474000	Val/Su SzAd	191.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,253	189.530	237,477
BMT	Basement	1,221	56.860	69,424
FFL	First Floor	1,221	189.530	231,412
OFP	Open Porch	424	19.980	8,473
UAT	Upper Attic	313	132.670	41,559
OSP	Screen Porch	132	31.260	4,127

Net Sketched Area:	4,564	Total:	592,472
Size Ad	2474	Gross Area	5504	FinArea	2787
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900